

UMU Urban Mixed Use Concepts (preliminary)

Purpose Statement

This district is intended for areas that should have the most intense development activities and will consist of residential, commercial, and office uses in vertical mixed-use structures.

Comprehensive Plan

This zoning is appropriate in areas designated Urban Mixed Use or Redevelopment (where stated) in the Comprehensive Plan.

Intent

The intent of the UMU Urban Mixed Use district is to provide a new opportunity allowing for mixed use development for multi-family housing close to the University, while preserving commercial opportunities along the City's major corridors.

Permitted Uses

- Dormitory
- Multi-Family
- Educational Facility, Indoor Instruction
- Educational Facility, Primary & Secondary
- Educational Facility, Tutoring
- Governmental Facilities
- Health Care, Medical Clinics
- Parks
- Places of Worship
- Animal care facility - Indoor
- Art studio/Gallery
- Commercial Amusements
- Conference/Convention Center
- Day Care, Commercial
- Dry Cleaners
- Health Club / Sports Facility, Indoor
- Health Club / Sports Facility, Outdoor (P* - rooftop permitted, ground-floor prohibited)
- Hotel
- Night club, Bar or Tavern (C) – Night Club permitted, but alcohol sales conditional (like WPC)??
- Offices
- Parking as a Primary Use
- Personal Service Shop
- Printing / Copy Shop
- Radio/TV Station/Studios
- Restaurants
- Retail Sales and Service
- Sexually Oriented Business (SOB) (P*)
- Theater
- Utility (P*)
- Wireless Telecommunication Facilities - Unregulated

UMU Urban Mixed Use Concepts (preliminary)

Dimensional Standards

Minimum Lot Area - None

Minimum Lot Width – None

Minimum Lot Depth – None

Minimum Front Setback – None

Maximum Front Setback – 15' (plazas, outdoor dining, bike parking, etc. can help meet requirement)

Minimum Side Setback – None

Minimum Side Street Setback – None

Maximum Side Street Setback– 15' (plazas, outdoor dining, bike parking, etc. can help meet requirement)

Minimum Rear Setback – 20'

Maximum Height – None, Section 7.1.H does not apply, airport zoning restricts do apply.

Minimum # Stories – 2 (true functional stories)

Possible Discussion Points:

THE MIX OF USES:

Commercial component: Ground floor 100% non-residential uses along major corridors, such as Texas Avenue, Harvey Road, University Drive (North Point Crossing example). Minimum depth of 30'.

Residential component: At least 30 percent of the total floor area of each development should be devoted to residential use (may include commercial lodging).

SITE DESIGN:

Sidewalks:

10-foot Public sidewalks along all roadways adjacent to or within the development

Private sidewalks provided within the development to connect public street sidewalks, transit stops, parking areas and other buildings in a design that ensures safe pedestrian use.

Parking:

Residential (including lodging) – 1 space per bedroom

Non-Residential – 1 space per 250 gross s.f. (regardless of use – office, retail, restaurant, etc.)

Parking should primarily be located interior to the building or structure. Parking may be located in the rear of the structure if not adjacent to a roadway classified as _____ or greater on the City's Thoroughfare Plan. A small field of parking, no greater than a single row in depth and 50% of the building frontage in width, may be permitted.

UMU Urban Mixed Use Concepts (preliminary)

Interior parking islands are not required (end islands still required).

Bicycle parking required for both residential and commercial

Landscape / Streetscape:

A minimum number of canopy trees required based on the amount of roadway frontage

Parking screening, as necessary

7.6 Buffer Requirements does not apply to this district, regardless of adjacent use.

BUILDING LOCATION & PLACEMENT:

Floor-to-Area Ratio:

Ground floor of structures should be a minimum of 25% of the lot area.

Floor-to-Area Ratio (FAR) should be a minimum of 1. (structured parking, public plazas, outdoor dining areas, and covered areas attached to the structure may be included in the FAR calculation. Covered surface parking will NOT count toward the FAR).

Building Setback:

The entire building façade should be located within 15 feet of such property lines, as applicable. Public spaces or outdoor seating areas may be used to meet this requirement. Stoops, balconies, permanent awnings, bay windows, terraces, etc. may help meet this requirement.

BUILDING DESIGN:

Building Design (in lieu of NRA):

Ground floor in vertical mixed-use buildings should have a minimum floor-to-ceiling height (commercial height).

Architectural features, materials, and articulation of the front façade should be continued on all sides that are visible from any roadway adjacent to or within the development.

Public entrances to the structure should be required on all facades facing a right-of-way.

Transparency requirements for commercial and multi-family floors (ie: windows).

UMU Urban Mixed Use Concepts (preliminary)

Materials – brick, natural stone, stucco (accent only) detailed to look like traditional wall cornices, soffits, window trim, and similar features.

Recessed entries or canopies provided over entries.

All buildings should be oriented toward the roadways adjacent to or within the development. This may require that several primary or “front” facades be provided.

The roof line of structures and the setback of structures should vary.

Signs:

Attached signs permitted

Free-standing and monument signs are not permitted.

Projection signs permitted (WPC limitations)

Hanging signs located under permanent awnings– one per lease space